

TIPP CITY, MIAMI COUNTY, OHIO	RESTORATION AND ARCHITECTURAL BOARD OF REVIEW
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**November 27, 2007**

Chairman Himes called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, November 27<sup>th</sup>, 2007 at 7:30 p.m. Other Board Members in attendance included: Janine Wert, Adam Blake, Joe Bagi, and Rodney Kidwell. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Mr. Spring mentioned that Mrs. Sadie Gaster had to resign her position on the Board due to moving out of the City limits and she did not own any property in the Restoration District. Mrs. Gaster did request City Council permission to remain on the Board but was unsuccessful.

Citizens signing the register: Susan Rambeau, Bill Severt, and Sharon Severt.

#### Minutes

Chairman Himes asked for further discussion. There being none, Mr. Bagi **moved to approve the October 23, 2007, as written**, seconded by Mrs. Wert. **Motion carried.** Ayes: Bagi, Wert, Blake, Kidwell, and Himes. Nays: None.

#### Citizens Comments Not on the Agenda

There was none.

Chairman Himes explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had 10 days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

#### New Business

**A. Sharon Severt for Patriot Antique Shoppe - 15 N. Second Street, Tipp City - Lot: Pt. IL 20** - The applicant requested Restoration Board approval for the placement of a window sign for the business located at 15 N. Second Street.

**Present zoning district:** CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

**Zoning Code Section(s):** §154.052(l)(9)

Mr. Spring stated that resulting from a change in use; the applicant was seeking an approved Certificate of Appropriateness from the Restoration Board regarding the placement of a window sign for the business located at 15 N. Second Street. The proposed sign was +/- 13.72 sq. ft. in total area, and was +/- 78" wide and +/- 26" tall. The single sided sign would have black and gold lettering and include a "horse and rider" logo. This property was the former location of the *Tipp City Independent Voice* newspaper. Staff noted that the sign had already been erected.

TIPP CITY, MIAMI COUNTY, OHIO	RESTORATION AND ARCHITECTURAL BOARD OF REVIEW
-------------------------------	---

**November 27, 2007**

Mr. Spring also stated that per Section §154.100, the sign in question was within the parameters of the total allowable area for window signage for general commerce in a non-residential zoning district.

Mr. Spring provided information regarding signage, per the Guidelines Booklet, to the Board Members in their staff reports for their review.

Mr. Spring noted that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness will be issued in accordance with code. A sign permit would be required to be obtained by the applicant and would be issued administratively upon approval of the Certificate of Appropriateness and payment of the corresponding permit fee.

Sharon Severt approached the dais. Mrs. Wert inquired why the sign was already in place. Mrs. Severt stated that she did not know the procedure.

Mr. Blake asked if Mrs. Severt was renting the space. Mrs. Severt stated yes. Mr. Blake noted that her proprietor should have told her the procedures.

Chairman Himes noted that the sign looked very nice.

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve the application as submitted**, seconded by Mr. Bagi. **Motion carried.** Ayes: Blake, Bagi, Wert, Kidwell, and Himes. Nays: None.

**B. Susan Rambeau – proprietor - 120 W. Main Street, Tipp City - Lot: Pt. IL 132** - The applicant requested Restoration Board approval for the placement of a wall sign for the businesses located at 120 W. Main Street.

**Present Zoning District:** CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

**Zoning Code Section(s):** §154.052(l)(9)

Mr. Spring stated that the applicant requested Restoration Board approval for the placement of a wall sign for the businesses located at 120 W. Main Street.

Mr. Spring noted that the applicants had recently purchased the structure located at 120 W. Main Street for the location of the offices of "Sue Rambeau, CPA" and "Agne Financial Services." Sue Rambeau is a Certified Public Accountant and Jeff Agne is a financial consultant.

Mr. Spring stated that the proposed sign was +/- 10.5 sq. ft. in total area, constructed of wood and was +/- 42" wide and +/- 36" tall. The single sided sign would be painted with black lettering, over a "wicker" background, and include a mauve border. The sign would be located on the front (northern) façade of the building between the main

TIPP CITY, MIAMI COUNTY, OHIO	RESTORATION AND ARCHITECTURAL BOARD OF REVIEW
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**November 27, 2007**

entrance door and a front-facing window. The top of the sign would be  $\pm 5'$  from the porch flooring.

Staff noted that per Section § 154.100, the sign in question was within the parameters of the total allowable area for ground signage (28 sq. ft.) for general commerce in a non-residential zoning district.

Mr. Spring provided information regarding signage, per the Guidelines Booklet, to the Board Members in their staff reports for their review.

Mr. Spring also stated that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. A sign permit had been applied for by the applicant and would be issued administratively upon approval of the Certificate of Appropriateness and payment of the corresponding permit fee.

Mr. Spring noted that Mrs. Rambeau had indicated that there were a couple of small copy changes that would occur on the sign; one of the names was not spelled correctly on the rendering; an additional line would be added to indicate Mr. Agne's status as a professional certified consultant.

Mrs. Wert stated that she needed to recuse herself from the case because she did business with Mrs. Rambeau.

Board Members found the following: The second "e" would be eliminated from Mr. Agne's name; the sign would be placed on the building rather than on the railing; one sign to be made to look like two with separate name plates.

Chairman Himes asked for further discussion. There being none Mr. Kidwell **moved to approve the application as submitted**, seconded by Mr. Bagi. **Motion carried.** Ayes: Blake, Gaster, Kidwell, and Himes. Nays: Bagi. Mrs. Wert was recused from the vote.

#### Old Business

There was none.

#### Miscellaneous

##### **A. 2008 Annual Plan**

Mr. Spring stated that according to code 36.047(B) The Restoration Board shall prepare an annual plan outlining its priorities and activities. Mr. Spring stated that he had drafted a basic annual plan for the Board's review. Any or all of the items could be adjusted. Mr. Spring noted that copies would be provided for Council and public to review for 30 days. An approved plan shall be implemented effective January 1.

**November 27, 2007**

Based upon the discussion, staff recommended the Restoration Board then vote to approve the Restoration and Architectural Board of Review 2008 Annual Plan as presented or amended.

1. Distribute a copy of the Guidelines for the Old Tippecanoe City Restoration and Architectural District Booklet to all existing residents, **tenants, and property/business owners**, within the Historical District.
2. Distribute the Guidelines Booklet to all new residents/tenants and business owners within the Historical District as needed.
3. Review City Code as it pertains to the Restoration Board and make recommendations for changes/updates as necessary, including the underlying zoning districts.
4. In association with the FY 2008 Certified Local Government grant, provide assistance to the Ohio Historic Preservation Office and City consultant firm regarding the development of a Multiple Property Documentation and associated nominations to the National Register of Historic Places.
5. Continue to upgrade the section at the library pertaining to Restoration and Preservation.
6. Review photograph file and update as necessary.
7. Review physical limits of the R/A district when property owners request addition to district.
8. Update Guidelines for the Old Tippecanoe City Restoration and Architectural District Booklet for printing and distribution in 2009.
9. Seek grant opportunities and funding sources in accordance with the goals delineated in the Tipp City Historic Preservation Plan.
- ~~10. Hold meeting with local realtors at which guidelines and/or guideline books can be distributed as an ongoing effort to educate the real estate community about the Historic District.~~
10. Explore opportunities to provide continuing education credits for the real estate community regarding topical information on the Historic District and/or historic properties. This effort will also include the distribution of guidelines and/or guideline books as an ongoing effort to educate the real estate community about the Tipp city's Historic District.

November 27, 2007

11. Replace Historic District signage at entrances to district with sand blasted wood signs.

- 2008 – All remaining side street signs within the Historic District

Board Members discussed the Annual Plan; changes to item number one to include "tenants, and property/business owners"; strike through item number ten and note as follows "Explore opportunities to provide continuing education credits for the real estate community regarding topical information on the Historic District and/or historic properties. This effort will also include the distribution of guidelines and/or guideline books as an ongoing effort to educate the real estate community about the Tipp city's Historic District."

Chairman Himes asked for further discussion. There being none Mrs. Wert **moved to approve the 2008 Annual Plan and to forward on to Council to include the changes**, seconded by Mr. Blake. **Motion carried.** Ayes: Wert, Blake, Kidwell, Bagi, and Himes. Nays: None.

#### **B. Photos**

Mr. Himes noted that some photos required to be turned a quarter of a turn. It was noted that each Board Member could turn the photos on his/her computer. It was also mentioned that each photo was named/marked with the appropriate addresses.

Mr. Blake expressed the desire to hire an intern or college student to rename and sort the photo index in the future. All agreed.

#### Adjournment

Chairman Himes asked for further discussion or comments. There being none, Mr. Bagi, **moved for adjournment**, seconded by Mrs. Wert and unanimously approved. Meeting adjourned at 7:58 p.m.

ATTEST: \_\_\_\_\_  
Mrs. Kimberly Patterson - Board Secretary

APPROVED: \_\_\_\_\_  
Chairman Robert Himes